

# Castlehill

Estate & Letting Agents

9 Cliff Mount, Leeds  
LS6 2HP

£375,000 Region



- Characterful terrace
- Six good sized bedrooms
- Lovely south facing rear garden
- Very close to universities
- Let until 30th June 2024
- Ideal investment or parent purchase





**A CHARACTERFUL SIX BEDROOMED THROUGH TERRACE WITH A LOVELY SOUTH FACING REAR GARDEN SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO THE MAIN UNIVERSITY SITES AND LEEDS CITY CENTRE.**

The property is currently let until 30th June 2024 with a current income of circa £26,500 p/a excluding bills. There must be excellent potential for significant rental uplift from 1st July 2024 or equally suitable for parents buying for son or daughter at university. We understand the sellers are also marketing the property to let at circa £29,500 p/a.

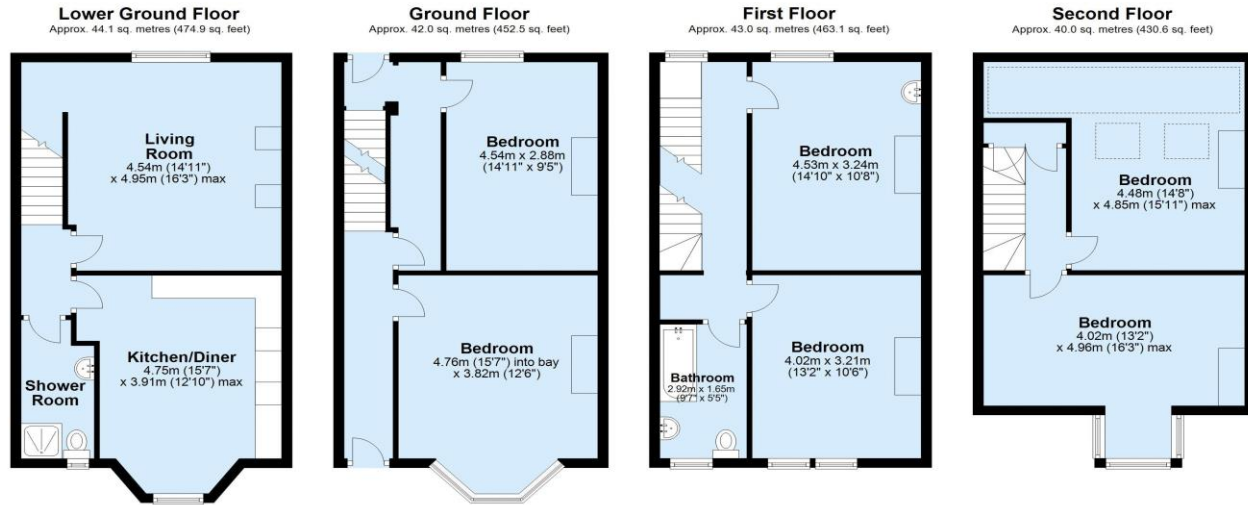
The spacious and well managed accommodation comprises an entrance hall and two bedrooms on the ground floor, a lounge, dining kitchen and shower room w/c on the lower ground floor, two bedrooms and a bathroom w/c on the first floor and two further bedrooms on the top floor. Externally, there is a front garden with established border planting and a lovely south facing, a larger than average attractive paved rear garden and ample on street parking.

The sellers have a HMO Licence until 27th October 2027. There is currently no lettings management tie in, allowing buyers to self manage or appoint their preferred agent.









Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

**AML**

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

**Council Tax Band**

B

**Tenure**

Freehold

**Possession**

Subject to tenancy agreement

**Offer procedure**

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

**Viewings**

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

**Appliances/Services**

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Management Clause**

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

**Houses in Multiple Occupation (HMO)**

*This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council website](#) for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

